

Topsfield Zoning Board of Appeals

February 26, 2008

Chairman Moriarty called the meeting to order at 8:15 PM. Board members present were Bob Moriarty, Kristin Palace, Tony Penta, Lisa Stern-Taylor and Scott Dow. Roberta Knight, Community Development Coordinator was also present as well as the applicants, their representatives and interested residents. See attached attendance sheets for specific public hearings.

59 Main Street Continuance: At 8:15 PM, Chairman Moriarty called the continued public hearing to order to consider the application submitted by of Edmond LeClair for premises located at 59 Main Street requesting (1.) a special permit pursuant to Article V, Section 5.04 and Article III, Table of Use Regulations Section 1, Residential, Sub-section 1.3 Multi-Family Dwelling to convert premises to a multi-family dwelling consisting of three (3) townhouses; (2.) a finding pursuant to Article III, Section 3.05 of the Zoning By-Law relative to the reconfiguration of the footprint and demolition of existing structure; (3) for a variance pursuant to Article IV, Section 4.02, Table of Dimensional And Density Regulations, for front and side set back requirements and (4.) site plan review pursuant to Article IX of the Zoning Bylaw as amended at the January 22, 2008 public hearing.

At this time, Project Engineer Matthew Steinel reviewed the revised site plan including the drainage for the front and back sections of the property, the tree line and wall. The Board then reviewed the site plan based on a comparative checklist of submission requirements established under Section 9.06 of the Zoning Bylaws.

The Board noted the following outstanding issues that the applicant needed to address:

Drainage and Water Calculations: Since the new building would increase the footprint by 20%, and because the building appeared to be in the floodplain, the Board requested both the pre and post drainage calculations for the property to determine the total impact to the lot relative to compensatory storage for water.

Outside Lighting & Other: The Board requested that the location of the lighting on the building be placed on the architectural plan and also that a picture of the proposed sconces be also provided. The Board also requested that the back steps and unit separation fencing be shown on the revised architectural plan.

Wall: The Board requested that the applicant get a structural certification on the design of the retaining wall for guardrail to be placed on top; the alternative would be to increase the height of the wall. A rendering or picture of the guardrail was also requested.

Foundation Plantings: The foundation plantings for the front of the building need to be placed on plan, as well as on the front right corner showing the existing vegetation that would be maintained.

Flood Zone: include a notation on plan that the lot is in the Flood Zone.

*****179 Washington Street:** At 9:56 PM, Chairman Moriarty called to order the public hearing to consider the application of Gary Tallaksen for premises located at 179 Washington Street requesting a finding pursuant to Article III, Section 3.05 of the Zoning By-Law relative to the construction of a one and three quarter (1 $\frac{3}{4}$) story addition consisting of a two-car garage and kitchen on first floor, and master bedroom suite on second floor on a non-conforming lot. Clerk Lisa Taylor read the legal notice for the record.

The Board members reviewed the construction drawings and elevations for the addition and noted that no setback variances would be required for the project. The members did request that contractor vehicles be parked off Washington Street and that construction occur during normal weekly business hours as to not impact the neighborhood. Member Kristin Palace made the motion to approve a finding pursuant to Article III, Section 3.05 for the construction of the addition as proposed; seconded by Tony Penta; so voted 5-0.

The meeting was adjourned at 10:16 PM

Respectively submitted,

Roberta M. Knight
Community Development Coordinator

*****Note:** *After the public hearing had been closed and decision rendered, a defect in the application process was discovered in that the legal notice was never sent to the abutters. A new public hearing has been scheduled for April 2, new legal notice has been posted and published in the Salem News on March 18 & 25, and abutters have been notified.*